
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 16, 2007

SITE PLAN: AFP-06-018

**TITLE: Montgomery County Police Vehicle
Recovery Facility**

**REQUEST: CONSENT APPROVAL
AMENDMENT TO FINAL PLAN APPROVAL
EXTENSION**

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant/Owner: Montgomery County Department of Public Works and
Transportation – David Heltemes
Engineer: Buchart Horn, Inc. – Henry Gerhart
Architect: Bucahrt Horn, Inc. – Stephanie Schaefer

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Letter requesting an extension of the amendment to final plan AFP-06-018
Exhibit 2: Minutes of the June 7, 2006, Planning Commission Meeting
Exhibit 3: Location Map

STAFF COMMENTS:

The Montgomery County Department of Public Works and Transportation submitted a letter on April 27, 2007, requesting an extension to the approval of AFP-06-018 (Exhibit #1). This application was first granted approval on June 7, 2006.

This amendment to final plan was approved on June 7, 2006 for an 8,154 square foot two-story office building and a 2,604 square foot one-story auto bay building (Exhibit #2). The subject property consists of approximately 10 acres of land and it is located at 580 Metropolitan Grove Road. The land is surrounded by the CSX railroad easement to the south, undeveloped land to the west and City-owned land (a future park site) to the north (Exhibit #3).

In accordance with § 24-173(a), the letter for the extension of the subject site plan was submitted within the 365-day period (April 27, 2007). The Planning Commission may grant an extension for a one-year period. (In the future, the applicant may request one more extension.) Section 24-173(a) states the following:

One or more of the uses proposed for land which is the subject of the site development plan shall be established on such land within three hundred sixty-five (365) days after the date of approval of the plan or the plan shall become void; provided, that the planning commission may extend such time upon request filed within such three hundred sixty-five (365) days and may grant further extensions upon request filed within the period of any extension; provided, that the total length of such extensions shall not exceed two (2) years.

The applicant has just issued a contract for the construction of the building and hopes to start within the next couple of months.

Staff recommends **CONSENT APPROVAL OF THE EXTENSION OF AMENDMENT TO FINAL SITE PLAN APPROVAL REQUEST** of AFP-06-018 as it conforms with §24-173(a), with the two previously approved conditions.



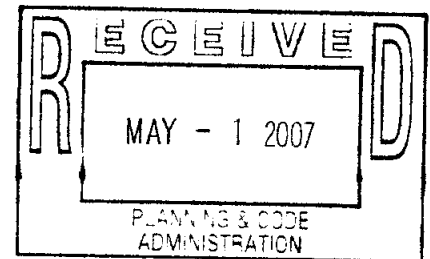
**DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION**

Isiah Leggett, County Executive

Arthur Holmes, Jr., Director

April 27, 2007

John Bauer, Chairman
Planning Commission
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877



Subject: Site Development Approval for Site Plan AFP-06-018
Police Vehicle Recovery Facility, 305 Metropolitan Grove Road

Dear Mr. Bauer,

We are in the process of awarding the construction contract for the subject project. We hope to issue the notice-to-proceed to Rainbow Construction Company by mid May, but they may not start on site construction activities by the current SDA expiration date of June 8, 2007.

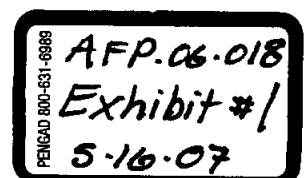
Therefore, I would like to request a one-year extension of the Site Development Approval for site plan AFP-06-018, the Police Vehicle Recovery Facility on Metropolitan Grove Road, which was approved by the Planning Commission on June 7, 2006.

Please call me at 240-777-6051 if you have any questions.

Sincerely,

Timothy O'Gwin
Capital Projects Manager

C: Uday Patel
Project File



AFP-06-018 -- Police Vehicle Recovery Facility
305 Metropolitan Grove Road
8,692-Sq.Ft. 2-Story Office Building,
2,800-Sq.Ft. 1-Story Attached Garage
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Community Planning Director Schwarz provided background information regarding this project, noting that its prior approval had expired. She noted the plan before the Commission this evening is the same as originally approved in 1994. She located the site on an aerial photograph and introduced the applicant.

Engineer for the applicant, Uday Patel, Buchart Horn, Inc., noted that an existing trailer on the site is in poor condition. He presented the plan, indicating the location of the proposed building and parking. Regarding the latter, he noted it would be used primarily for storage, since most of the 8-12 employees would be out most of the day. There would be no automobile maintenance on site. He presented and discussed the proposed building elevations, noting brick, metal roofing, and a canopied inspection area. In response to Commissioner Kaufman's inquiry about the possibility of providing a sidewalk, Mr. Patel noted that public improvements between the railroad tracks and this site would be constructed along with development of the Casey West Property.

Applicant David Heltemes responded to Chair Bauer's inquiry as to the reasons for the delay in developing the site. He noted that following bids, the project is expected to begin construction in October 2006.

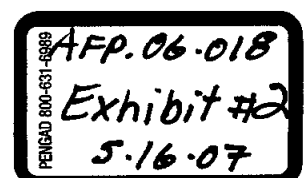
Commissioner Hopkins favored the building design, but expressed concern over the possibility of downgrading the quality of the proposed standing seam metal roof, noting the alternate proposal for asphalt shingles shown on the elevations would make the building look too much like a residence rather than a civic building. In response, Mr. Heltemes noted the optional roof material is to due to funding, which may cause a budget reduction.

Community Planning Director Schwarz indicated the plan complies with Zoning Ordinance §§ 24-170 and 24-172 and listed staff's recommendations. The Commission agreed to add a recommendation for the roof material in accordance with Commissioner Hopkins' comments.

Vice-Chair Levy moved, seconded by Commissioner Hopkins, to grant AFP-06-018 - Police Vehicle Recovery Facility, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172, with the following recommendations:

1. Recommend that the applicant dedicate Parcel P398 and other land as needed for Metropolitan Grove Road Extended;
2. Recommend that the applicant participate in the future construction of a sidewalk or pathway crossing the CSX railroad right-of-way to the site with pedestrian signage; and
3. Recommend that the applicant use standing seam roof material.

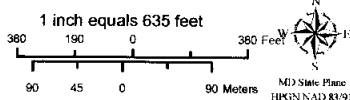
Vote: 4-0



Vehicle Recovery Facility

Montgomery County

AFP-06-018 mod - 6 June 2006 - Jd

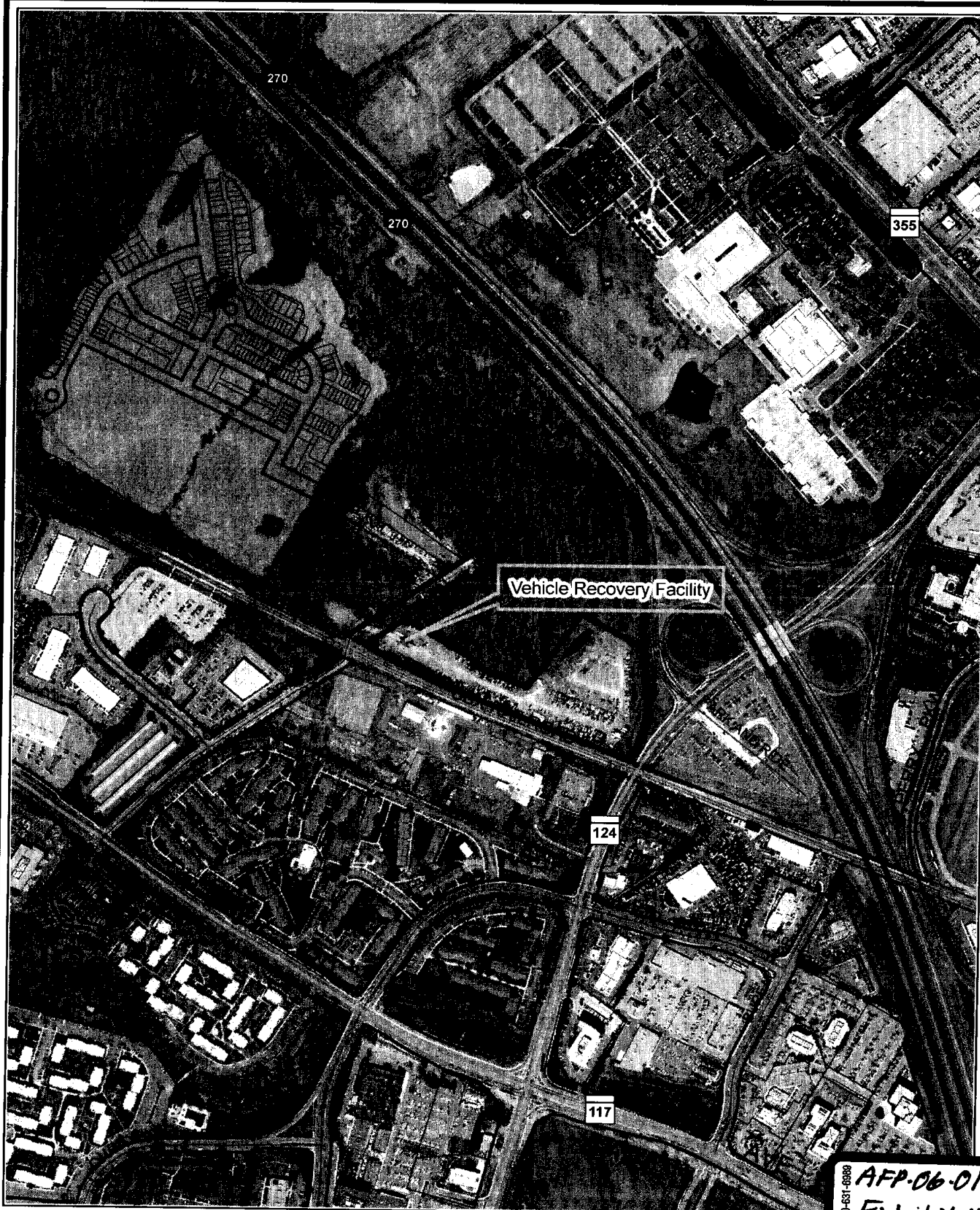


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AFP-06-018
Exhibit #3
5-16-07

PENNSD 800-631-6888